



Housing Policy Initiatives

Accessory Dwelling Units

ACCESSORY DWELLING UNITS MEETING AGENDA



INTRODUCTION

- Housing Statistics
- Resident Statistics



ACCESSORY DWELLING UNITS

- Existing Conditions
- Local Examples
- Pending Legislation



PUBLIC INPUT ACTIVITY

INTRODUCTION

01



INFORM THE COMMUNITY

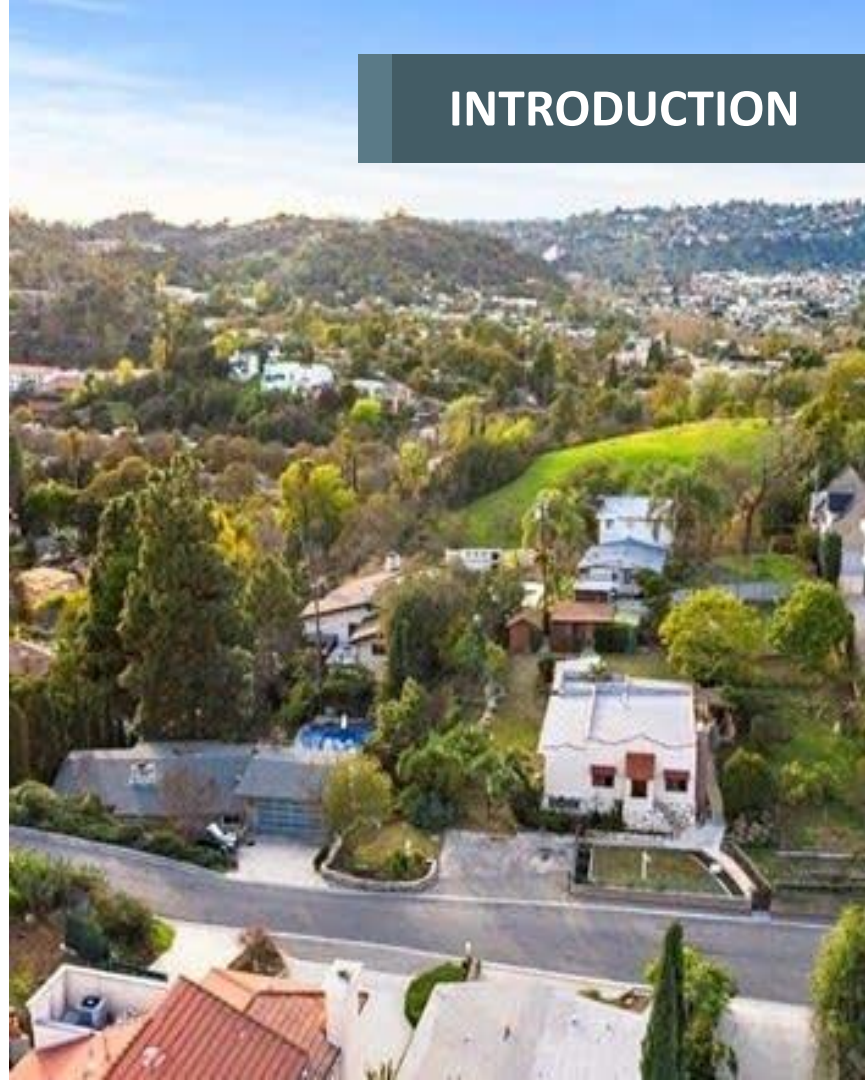
- › The City of South Pasadena is interested in improving the City's housing stock and its ability to provide quality affordable housing

02



OBTAINING PUBLIC INPUT REGARDING POTENTIAL NEW POLICIES

- › Develop community appropriate solutions to housing challenges



Proposed Housing Policy Initiatives



1

Tenant Protection Programs

September 12, 2019

2

Amended Accessory Dwelling Unit (ADU) Ordinance

September 17, 2019

3

Inclusionary Housing Initiative

September 24, 2019



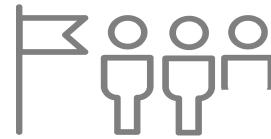
Resident Statistics



25,974
Residents



0.3%
Projected
Population Increase



2.5 Residents
Average
Household Size



43.8%
of Renters are
Housing Stressed



11,143

Total Housing Units



92%

of Units are Occupied



55%

of Occupied Units
are Renter-Occupied



15

Total Number of Permitted
ADUs

Housing Statistics





ACCESSORY DWELLING UNITS

What is an ADU?

ADUs are smaller, independent residential dwelling units located on the same lot as an existing housing unit.



ACCESSORY DWELLING UNITS BENEFITS

Increases the number of affordable housing units



Provides adult children or senior relatives the opportunity to remain in the community



Provides opportunities for property owners to obtain additional income



ACCESSORY DWELLING UNITS EXISTING LEGISLATION



Designate areas where an ADU is permitted



Impose standards

- Parking
- Size requirements (minimum lot, maximum unit, etc.)
- Allowable density on the lot (Floor Area Ratio)
- Setbacks



Requires approval within 120 days



Allows cities to require applicants to be an owner-occupant



Allows cities to impose local impact fees



ACCESSORY DWELLING UNITS EXISTING CONDITIONS

ZONING CODE REQUIREMENTS (36.350.200)	STANDARD
Maximum Size	Maximum of 1,200 square feet
Minimum Lot Size	12,500 square feet or larger
Location on Site	Located on the same lot as a primary dwelling unit, but shall not be located above a detached garage
Height and Setback	Shall not exceed 15 feet and one story in height
Floor Area Ratio	Attached ADU shall not exceed 50% of existing living area or 1,200 square feet (whichever is less); detached ADU shall not exceed 1,200 square feet

ACCESSORY DWELLING UNITS

EXISTING CONDITIONS *continued*

ZONING CODE REQUIREMENTS (36.350.200)	STANDARD
Interior Facility	Include living, sleeping, cooking and bathroom facilities. Limited to one bedroom.
Entrance and Visibility	Outdoor entrance separate from the primary dwelling unit, shall not be visible from the public right-of-way
Utilities	Shall not have separate utility service
Exterior Design	Consistent with the primary dwelling unit
Parking	<p>Minimum of one parking space for each second dwelling unit, primary dwelling unit must follow parking requirements.</p> <p>ADUs located within historic districts, ½ mile of transit, or where on-street parking permits are required but not offered are exempt.</p>

ACCESSORY DWELLING UNITS

EXISTING CONDITIONS *continued*

ZONING CODE REQUIREMENTS (36.350.200)	STANDARD
Street Address	Shall not have a separate address or unit
Rental	Cannot be rented for a period less than 30-days
Owner-Occupancy	Covenant required to establish that the owner shall reside on the property

SIZE & LOT REQUIREMENTS

PASADENA

- Maximum ADU Size
 - Converted Structures – no maximum
 - New Construction – 800 sq. ft.
- Minimum Lot Size
 - Converted Structures - no minimum
 - New Construction - minimum lot size of 7,200 sq. ft.

West Hollywood

- No maximum ADU size
- No minimum lot size

Long Beach

- Maximum ADU size of 800 sq. ft.
- Minimum lot size of 5,200 sq. ft.

LOCATION & HEIGHT REQUIREMENTS

PASADENA

- Must be located behind the rear building line of the primary residence
- Height
 - Converted Structures – can include 2-stories
 - New Construction – cannot exceed 12 feet

West Hollywood

- Must be located within the existing residence
- Height cannot exceed existing residence

Long Beach

- Must be subordinate to the existing residence
- Height cannot exceed 25 feet or two stories (whichever is less)

ACCESSORY DWELLING UNITS

PARKING REQUIREMENTS

PASADENA

One additional onsite parking space for each ADU

West Hollywood

No parking spaces required

Long Beach

One additional onsite parking space for each ADU

ACCESSORY DWELLING UNITS

PROGRAM COMPONENT	STANDARD
Maximum ADU Size	<ul style="list-style-type: none">• Converted Structures – no maximum• New Construction – 800 sq. ft.
Minimum Lot Size	<ul style="list-style-type: none">• Converted Structures - no minimum• New Construction - minimum lot size of 7,200 sq. ft.
Location	<ul style="list-style-type: none">• Must be located behind the rear building line of the primary residence
Height Restrictions	<ul style="list-style-type: none">• Converted Structures – can include 2-stories• New Construction – cannot exceed 12 feet
Parking	<ul style="list-style-type: none">• One additional onsite parking space

ACCESSORY DWELLING UNITS

PENDING LEGISLATION

REDUCE LOCAL CONTROL OVER THE APPROVAL OF ADUs

AB 68 (Ting) Land Use: Accessory Dwelling Units

Prohibits cities from establishing requirements regarding:

- Lot Size
- ADU Size
- Parking Replacement
- Requires approval within 60-days

AB 881 (Bloom) Accessory Dwelling Units

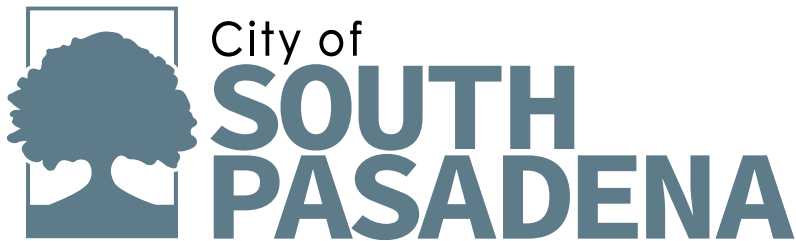
Prohibits cities from establishing owner-occupied requirements

- Allows ADUs in mixed-use zones
- Allows cities to designate areas for ADUs based on availability of water and sewer services

SB 13 (Wieckowski) Accessory Dwelling Units

- Prohibits cities from imposing impact fees on ADUs less than 750 sq. ft.
- Delays violation enforcement by 5 years

October 13, 2019 – Governor's deadline to sign proposed bills into law



WEBSITE

www.southpasadenaca.gov



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